



Mercy Angle Lake Family Housing

Expanded Accessibility Initiative

February 7, 2023

Background - Mercy Angle Lake Family Housing and The Arc of King County are partnering on accessibility design at Mercy Angle Lake to develop a more inclusive affordable housing community that responds to the needs of persons with Intellectual and Development Disabilities, providing expanded accessibility for residents, their families and their guests with mobility limitations and environmental stimuli sensitivity. Mercy Angle Lake will include twenty-six units set aside for persons with Intellectual and Development Disabilities and their families.

As required by code, seven of the total one-hundred and thirty units will be fully compliant ADA Type A units. Additionally, based upon direction provided by The Arc of King County, the balance of the units set aside for persons with IDD, totaling nineteen units, will be designated Type B+ units that include a range of accessibility elements identified and prioritized by The Arc of King County.

To identify and prioritize the key accessibility elements critical to more inclusive housing that is responsive to the needs of persons and families with a member with IDD, the Arc of King County and Mercy Housing Northwest engaged in an accessibility design charrette in 2022. Karen Braitmayer, AIA, noted northwest accessibility expert, led our organizations through tours of Mercy Othello Plaza and identification and discussion of the design elements that meet the IDD communities accessibility requirements or that warrant improvement.

Led by Ms. Braitmayer, the Arc and MHNW teams jointly organized the issues and opportunities for further study and consideration. The Arc team evaluated and prioritized accessibility options for inclusion in the project design after which the MHNW team evaluated the design, construction, and budget implications of accessibilities priorities. The team's work generated a final collection of unit and common area accessibility elements beyond code mandated elements to be included in Mercy Angle Lake that address a broad range of accessibility needs for persons with IDD.

Accessible Unit Types

The twenty-six units set aside for persons with IDD will be allocated as follows:

	Studio	One	Two	Three	Total
Type A Units	2	2	1	2	7
Type B+ Units	5	5	4	5	19
Total	7	7	5	7	26



Expanded Unit Accessibility Elements

The chart below illustrates the Type A and Type B+ elements as well as the standard Type B unit elements.

	TYPE A	TYPE B+	TYPE B
34" HIGH KITCHEN COUNTERS (WITH 6" DEEP SINK)	✓		
33" WIDE REMOVEABLE KITCHEN SINK CABINET	✓		
33" WIDE ACCESSIBLE KITCHEN WORK SURFACE	✓		
RANGE HOOD WITH ACCESSIBLE CONTROLS	✓		
ROLL-IN SHOWER (IN 75% OF EACH UNIT TYPE)	✓	✓	
BATHROOM DOOR SWINGS OUT	✓	✓	
REMOVABLE VANITY CASEWORK	✓	✓	
GRAB BAR BLOCKING PROVIDED	✓	✓	✓
GRAB BARS INSTALLED	✓	✓	
AUTO UNIT ENTRY DOOR WIRING	✓	✓	
LOWER WINDOWSILLS (18")	✓	✓	✓
CRANK WINDOW HARDWARE	✓	✓	✓
LONG WANDS ON WINDOW BLINDS	✓	✓	✓
SIDE-BY-SIDE REFRIGERATORS	✓		
DIMMER LIGHT SWITCHES IN LIVING AND BEDROOMS	✓*	✓*	

- Subject to code and acceptable product availability

Expanded Building Common Area Elements

Mercy Angle Lake will include building common design elements that more specifically address the needs of persons with mobility limitations and enhance the building's overall accessibility, including the following:

Building Entry, Common and Outdoor Spaces

- Auto operators at building street level doors and vestibule
- Auto operator on community room, laundry rooms and courtyard exit doors
- Elevator and building entry fob
- Benches near elevators
- Lowered counter in community room kitchen
- Universally accessible playground in courtyard

Mail and Package Area

- All mailboxes and parcel lockers within accessible reach range
- Mailboxes protruding to allow for wheelchair access at toe-kick
- Fob for package room door



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Laundry Room

- Folding table at 30" tall
- Acoustical ceiling tile to baffle noise
- Include dryer vent connection in determining ADA access

Restrooms

- Auto operator on door
- Large lever with lock/occupancy indicator
- Drop Down ADA bar (in addition to required grab bars) at toilet
- Electric hand dryers in lieu of crank towels
- Place hand dryer away from sink

Lighting

- Warmer temperatures
- Baffle lights in common areas
- Use window treatments to ease transitions between spaces

Air Quality

- Corridor ERVs to provide fresh air to corridors and reduce odors